

6/03/2016

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, June 9, 2016

10:45 a.m.-12:15 p.m.

UWM Union, 1st Floor, Ballroom West

2200 East Kenwood Blvd

Milwaukee, Wisconsin

- a. Approval of the Minutes of the April 7, 2016 Meeting of the Capital Planning and Budget Committee
- b. UW System: Review and Approval of Changes to Regent Policy Document 19-14, “Naming or Dedicating of University Facilities and Lands”
[Resolution I.3.b.]
- c. UW-Green Bay: Approval of the Design Report for the New Soccer Complex Project and Authority to Construct the Project
[Resolution I.3.c.]
- d. UW System: Authority to Construct 2015-2017 Classroom Instructional Technology Projects
[Resolution I.3.d.]
- e. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.e.]
- f. UW-Madison: Approval of the Design Report for the Witte Hall Renovation Project and Authority to Construct the Project
[Resolution I.3.f.]
- g. UW-Madison: Authority to Increase the Budget of the Memorial Union Renovation Project
[Resolution I.3.g.]
- h. UW-Oshkosh: Authority to Increase the Budget of the Fletcher Hall Renovation and Addition Project
[Resolution I.3.h.]
- i. UW-Madison: Authority to Sell the Knapp House Property in Madison, Wisconsin
[Resolution I.3.i.]
- j. UW-River Falls: Authority to Sell the Pigeon Lake Field Station in Drummond, Wisconsin
[Resolution I.3.j.]

- k. UW-Madison: Approval of a Transfer of Property Known as the Green Farm from WARF Properties, LLC
[Resolution I.3.k.]
- l. UW-Superior: Authority to Sell Land for the Reconstruction of Belknap Street in Superior, Wisconsin
[Resolution I.3.l.]
- m. UW System Presentation: *UW System Leasing Update*
- n. UW-Milwaukee Presentation: *Supporting and Enhancing UWM's Academic and Research Mission through its Capital Plan*
- o. Report of the Associate Vice President
 - 1. State Building Commission Actions
 - 2. Other Updates
- p. Closed session for purposes of considering personal histories, as permitted by s.19.85(1)(f), *Wis. Stats.*, related to the naming of a facility at UW-Whitewater

Revision of Regent Policy Document 19-14,
“Naming or Dedicating of University Facilities”

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents approves the attached revisions to Regent Policy Document 19-14, to be renamed “Naming of University Facilities and Lands.”

REGENT POLICY DOCUMENT REVIEW CAPITAL PLANNING AND BUDGET

BACKGROUND

The UW System Board of Regents policies are codified in Regent Policy Documents (RPDs) that have been adopted over time, some dating back to the creation of the UW System. The Board has adopted these policies under the authority granted in Chapter 36 of the Wisconsin Statutes. The Regent Policy Documents address a wide array of subjects, including academic policies and programs, contracts, student activities, and trust and investment policies.

In February 2011, the President of the Board of Regents formally announced the beginning of a process to review and update the RPDs. This process has resulted in the updating and revision of current policies, the elimination of obsolete ones, and the identification of areas in which new policies are needed. Each policy is analyzed in light of its original purpose, whether that purpose still exists, and the likely effects of any revisions.

The Office of the Board of Regents has developed a set of guiding principles to direct the analysis of the Regent Policy Documents. These principles include: consideration of the extent to which a policy establishes a fundamental principle, serves as an enduring statement, and provides broad and strategic statements that memorialize and communicate the Board's expectations for the UW System and/or UW institutions.

In April and December of 2015, the Board of Regents approved modifications to, or removal of, several Regent Policy Documents pertaining to capital planning and budget. In addition, a new policy outlining the process through which capital projects are to be approved for inclusion in the UW System building program was approved. At its June 2016 meeting, the Capital Planning and Budget Committee will consider amending RPD19-14, "Naming or Dedicating of University Facilities."

REQUESTED ACTION

Adoption of Resolution I.3.b, which amends Regent Policy Document 19-14, "Naming or Dedicating of University Facilities," to be renamed "Naming of University Facilities and Lands."

DISCUSSION

One of the first actions of the UW System Board of Regents was to authorize the institutions of the newly formed UW System to name university facilities under the provisions of Resolution 53, which created RPD 71-6. This policy was most recently modified in 1996, to

ensure the protection of the assets and reputation of the UW System by providing standards for the naming of university facilities. A copy of the current policy is included as Appendix A.

The amended policy (Appendices B and C):

1. Clarifies a Chancellor's ability to name parcels of land in addition to facilities when the naming involves less than an entire building.
2. Provides for Office General Counsel review of any naming agreement associated with a proposal that requires Board approval.
3. Outlines the criteria the Board and Chancellors will use when considering the naming of buildings, facilities, or lands. New criteria include whether the individual(s) involved:
 - Has promoted the mission/purpose of the UW System;
 - Is in compliance with agreements they have made with the UW System or a particular institution; and
 - Has a reputation that may reflect adversely or negatively upon the UW System or an institution.

RELATED REGENT POLICY DOCUMENTS

Regent Policy Document 19-5, "Authorization to Remove Unneeded Structures"



Board of Regents POLICIES

Regent Policy Document 19-14

Naming or Dedicating of University Facilities

That, upon the recommendation of the President of the University of Wisconsin System, Resolution 7166 (March 8, 1996), be rescinded and the following amended policy be adopted:

It is the preference of the Board to commemorate the contributions of individuals to academic excellence through the naming or dedication of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that from time to time there may be a desire to name or dedicate some facilities or portions of the university's buildings or grounds after a person.

The Board must approve each request to name an entire building after an individual or individuals. Such requests are to be presented to the Physical Planning and Funding Committee and the full Board of Regents for discussion in closed session prior to approval. Public announcement of the request by the university shall not be made until the request has been approved by the board.

If the request involves a living individual who has been formally associated with the University of Wisconsin System, or has held a paid public office, a waiting period is required unless a situation is presented where a gift stipulates the naming. Normally, at least five years must have elapsed from the time a person who has been formally associated with the University of Wisconsin System, or has held a paid public office, has terminated that association, or left the paid public office.

The Chancellor of each institution is authorized to name facilities when the naming involves less than an entire building, such as rooms, wings, or exterior amenities. This authorization is subject to the same limitations regarding waiting periods as those pertaining to entire buildings.

History: Res. 7166 adopted 3/8/96, rescinds 90-1, Res. 5415 adopted 2/90 which rescinded 74-1, 80-1 and Res. 5205, 4/7/89; amended by Res. 9154, 3/06.

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Appendix B

RPD 19-14 Changes Marked

Regent Policy Document 19-14 (~~formerly Regent Policy Document 96-1~~)

~~Naming or Dedicating of University Facilities~~

Naming of University Facilities and Lands

~~That, upon the recommendation of the President of the University of Wisconsin System, Resolution 7166 (March 8, 1996), be rescinded and the following amended policy be adopted:~~

Scope

This policy applies to the naming of facilities, building, and land owned or otherwise controlled by the University of Wisconsin System Board of Regents.

Purpose

The purpose of this policy is to protect the assets and reputation of the UW System by providing criteria to be applied when naming a building, a facility that constitutes less than a building, and land within the campus boundaries. In addition, the policy clarifies expectations as related to the continued recognition for previously named building, facilities, and land.

Policy Statement

It is the preference of the Board to commemorate individuals' ~~the~~ contributions ~~of individuals~~ to academic excellence through the naming ~~or dedication~~ of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that, from time to time, there may be a desire to name university ~~or dedicate some~~ facilities or portions of the university's buildings or grounds ~~land~~ after ~~a person, an individual or individuals.~~

~~The Board must approve each request to name an entire building after an individual or individuals. Such requests are to be presented to the Physical Planning and Funding Committee and the full Board of Regents for discussion in closed session prior to approval. Public announcement of the request by the university shall not be made until the request has been approved by the board.~~

~~If the request involves a living individual who has been formally associated with the University of Wisconsin System, or has held a paid public office, a waiting period is required unless a situation is presented where a gift stipulates the naming. Normally, at least five years must have elapsed from the time a person who has been formally associated with the University of Wisconsin System, or has held a paid public office, has terminated that association, or left the paid public office.~~

Naming an entire building is subject to prior approval by the Board of Regents. A request to name or dedicate a building shall be made by the Chancellor of the institution. A chancellor shall submit support for such a request, demonstrating consideration of the

factors below, to the UW System Office of Capital Planning and Budget for review. Any proposed naming agreement shall also be reviewed by the UW System Office of General Counsel.

The Chancellor of each institution is ~~authorized~~ delegated the authority to name:

- facilities, when the naming involves less than an entire building, such as rooms, wings, or exterior amenities;and
- -parcels of land
~~This authorization is subject to the same limitations regarding waiting periods as those pertaining to entire buildings.~~

For all namings under this policy, the following factors shall be considered:

1. Whether the individual has promoted the purpose and mission of the UW System as expressed in s. 36.01, Wis. Stats.;
2. Whether the reputation of the individual may reflect negatively or adversely upon the UW System or a UW System institution;
3. Whether the individual is in compliance with all agreements with the UW System or a particular UW System institution;
4. Whether any existing agreements prohibit changing or adding a facility name;
5. Whether there is a plan for continued recognition of the individual for whom a building, facility, or land was previously named. A plan for continued recognition is required unless an institution can demonstrate why such recognition is no longer needed. Examples of continued recognition include such methods as: a plaque, an appropriately placed monument, or incorporation of a cornerstone; and
6. Whether the individual was employed by the UW System or has served as an elected or appointed public official. Normally, a waiting period of at least five years must have elapsed from the time the individual's UW employment ended or the individual left public office. Exceptions may be considered under certain circumstances, including when:
 - a. The individual is no longer living; or
 - b. A gift requests the naming.

Oversight, Roles, and Responsibilities

The Board of Regents is responsible for the physical assets of the UW System and for considering requests to name an entire building.

The UW System Office of Capital Planning and Budget shall ensure all of the requirements of this policy are met prior to a Chancellor's submitting a request to name a building to the Board of Regents.

Related Regent Policies and Applicable Laws

Regent Policy Document 19-5, “Authorization to Remove Unneeded Structures”

History

~~History: Res. 7166 adopted 3/8/96, rescinds 90-1, Res. 5415 adopted 2/90 which rescinded 74-1, 80-1 and Res. 5205, 4/7/89; amended by Res. 9154, 3/06.~~

Res. 53, adopted 12/17/1971, created Regent Policy Document 71-6; Res. 674, adopted 02/08/1974, created Regent Policy Document 74-1; Res. 2112, adopted 03/07/1980, revised Regent Policy Document 71-6 and created Regent Policy Document 80-1; Res. 5205, adopted 04/07/1989, amended Regent Policy Document 80-1; Res. 5415, adopted 02/02/1990, rescinded Regent Policy Documents 74-1 and 80-1, and created Regent Policy Document 90-1; Res. 7166, adopted 03/08/1996, rescinded Regent Policy Document 90-1 and created Regent Policy Document 96-1; subsequently renumbered 19-14; Res. 9154, adopted 03/10/2006, amended Regent Policy Document 19-14.

Appendix C

REGENT POLICY DOCUMENT 19-14 NAMING OF UNIVERSITY FACILITIES AND LANDS

Scope

This policy applies to the naming of facilities, buildings, and land owned or otherwise controlled by the University of Wisconsin System Board of Regents.

Purpose

The purpose of this policy is to protect the assets and reputation of the UW System by providing criteria to be applied when naming a building, a facility that constitutes less than a building, and land within the campus boundaries. In addition, the policy clarifies expectations as related to the continued recognition for previously named buildings, facilities, and land.

Policy Statement

It is the preference of the Board of Regents to commemorate individuals' contributions to academic excellence through the naming of scholarships, programs, professorships, and other similar actions. However, the Board recognizes that, from time to time, there may be a desire to name university facilities or portions of the university's buildings or land after an individual or individuals.

Naming of an entire building is subject to prior approval by the Board of Regents. A request to name or dedicate a building shall be made by the Chancellor of the institution. A chancellor shall submit support for such a request, demonstrating consideration of the factors below, to the UW System Office of Capital Planning and Budget for review. Any proposed naming agreement shall also be reviewed by the UW System Office of General Counsel.

The Chancellor of each institution is delegated the authority to name:

- facilities, when the naming involves less than an entire building, such as rooms, wings, or exterior amenities; and
- parcels of land.

For all namings under this policy, the following factors shall be considered:

1. Whether the individual has promoted the purpose and mission of the UW System as expressed in s. 36.01, Wis. Stats.;
2. Whether the reputation of the individual may reflect negatively or adversely upon the UW System or a UW System institution;
3. Whether the individual is in compliance with all agreements with the UW System or a particular UW System institution;
4. Whether any existing agreements prohibit changing or adding a facility name;
5. Whether there is a plan for continued recognition of the individual for whom a building, facility, or land was previously named. A plan for continued recognition is required unless an institution can demonstrate why such recognition is no longer needed. Examples of continued recognition include such methods as: a plaque, an appropriately placed monument, or incorporation of a cornerstone; and

6. Whether the individual was employed by the UW System or has served as an elected or appointed public official. Normally, a waiting period of at least five years must have elapsed from the time the individual's UW employment ended or the individual left public office. Exceptions may be considered under certain circumstances, including when:
 - a. The individual is no longer living; or
 - b. A gift requests the naming.

Oversight, Roles, and Responsibilities

The Board of Regents is responsible for the physical assets of the UW System and for considering requests to name an entire building.

The UW System Office of Capital Planning and Budget shall ensure all of the requirements of this policy are met prior to a Chancellor's submitting a request to name a building to the Board of Regents.

Related Regent Policies and Applicable Laws

Regent Policy Document 19-5, "Authorization to Remove Unneeded Structures"

History

Res. 53, adopted 12/17/1971, created Regent Policy Document 71-6; Res. 674, adopted 02/08/1974, created Regent Policy Document 74-1; Res. 2112, adopted 03/07/1980, revised Regent Policy Document 71-6 and created Regent Policy Document 80-1; Res. 5205, adopted 04/07/1989, amended Regent Policy Document 80-1; Res. 5415, adopted 02/02/1990, rescinded Regent Policy Documents 74-1 and 80-1, and created Regent Policy Document 90-1; Res. 7166, adopted 03/08/1996, rescinded Regent Policy Document 90-1 and created Regent Policy Document 96-1; subsequently renumbered 19-14; Res. 9154, adopted 03/10/2006, amended Regent Policy Document 19-14.

Approval of the Design Report for the New
Soccer Complex Project and Authority to
Construct the Project, UW-Green Bay

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Green Bay Chancellor and the President of the University of Wisconsin System, the Design Report of the New Soccer Complex project be approved and authority be granted to: (a) substitute \$900,000 of Program Revenue Supported Borrowing for \$900,000 Gift Funds and (b) construct the project for an estimated total cost of \$4,984,000 (\$900,000 Program Revenue Supported Borrowing, and \$4,084,000 Gift Funds).

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2016**

INSTITUTION: UW-Green Bay

REQUEST: Approval of the Design Report of the New Soccer Complex project and authority to: (a) substitute \$900,000 of Program Revenue Supported Borrowing for \$900,000 Gift Funds and (b) construct the project for an estimated total cost of \$4,984,000 (\$900,000 Program Revenue Supported Borrowing, and \$4,084,000 Gift Funds).

PROJECT DESCRIPTION:

This project will construct a new soccer complex that will include a stadium with turf field, and three support buildings totaling 3,208 GSF of shared support space for the Athletics Field Complex. The new stadium will have a competition soccer venue that includes a turf soccer field with a subdrainage system and fixed, elevated bleacher seating for 500 with a future capacity of 1,000 persons. The stadium will also contain an electronic score board, an audio sound system with distributed speakers, and lighting that is compliant with National Collegiate Athletic Association and Horizon League standards for night games.

Two of the buildings will be located near the soccer field, while the third will be near the softball field. These buildings will include press boxes, restrooms, concessions, and space for storage. The entire complex includes an alumni/donor plaza, general landscaping, perimeter and security fencing, and paved pathways.

PROJECT JUSTIFICATION:

The purpose of the new Soccer Complex is to provide first class quality facilities for the Division I soccer program that will enhance the overall image of the university and provide tournament quality accommodations for outdoor soccer events. The men's and women's soccer teams will benefit greatly by having a turf field with superior drainage and lighting to support late day/evening games into the fall season. The construction of this complex will allow the existing athletic fields to be used by recreation sports and intramural teams.

Through development of the project, a need to accommodate additional student recreation and intramural teams was identified and it was determined that the new fields could be utilized for those activities; therefore, the students agreed to assist in the funding of the project.

BUDGET:

Construction	\$3,958,700
Design	391,800
DFD Mgt.	171,300
Contingency	321,500
Equipment	99,000
Other Fees	41,700
TOTAL	\$4,984,000

Fee Impact: On March 23, 2015, the Student Senate approved a \$900,000 student segregated fee contribution to fund the turf for the soccer field in return for access and use of the field for intramural recreation sports. The fee was approved as part of the annual operating budget for 2015-16.

PREVIOUS ACTION:

Oct 10, 2014
Resolution 10417

Authorized that the UW-Green Bay New Soccer Complex project be submitted to the Department of Administration as part of the 2015-17 Capital Budget request at an estimated total project cost of \$4,984,000 Gift Funds.

Authority to Construct 2015-2017 Classroom
Instructional Technology Projects,
UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, the allocation of the 2015-17 Classroom Renovation/Instructional Technology Improvement Program funds be approved and authority be granted to:

- (a) increase the program budget by \$1,706,000 Institutional Funds; and
- (b) construct the related projects at an estimated total cost of \$8,706,000 (\$7,000,000 General Fund Supported Borrowing and \$1,706,000 Institutional Funds); and allow the Division of Facilities Development to transfer balances, adjust individual project budgets and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within authorized funding.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: University of Wisconsin System

REQUEST: Approval of the allocation of the 2015-17 Classroom Renovation/Instructional Technology Improvement Program funds and authority to:

- (a) increase the program budget by \$1,706,000 Institutional Funds; and
- (b) construct the related projects at an estimated total cost of \$8,706,000 (\$7,000,000 General Fund Supported Borrowing and \$1,706,000 Institutional Funds); and allow the Division of Facilities Development to transfer balances, adjust individual project budgets and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within authorized funding.

PROJECT DESCRIPTION:

This request will provide funding to continue the UW System Classroom Renovation/Instructional Technology Improvement Program. The funding will be utilized to update existing general assignment classroom and laboratory instructional environments including associated furnishings and equipment to improve instructional technology. Some institutions contributed supplemental funding to achieve a maximum benefit and address additional unmet, high-priority instructional needs. At this point, institutions have committed \$1,706,000 for that purpose, which will be used on an as-needed basis.

Based on campus proposals, it is anticipated that the requested level of funding will result in 61 appropriately-sized and equipped instructional spaces totaling approximately 60,450 assignable square feet. The scope of projects varies from campus to campus. Instructional technology will include equipment such as video/data projectors, multi-media computers, video player/recorders, audio visual controls, and assisted listening systems. Various maintenance improvements in the learning environments will be undertaken including new lighting, flooring, HVAC, acoustics, and seating. In some cases, work may include reconfiguration to improve sight lines, support a variety of teaching models, improve ADA accessibility, and/or modify the space to meet class size needs.

Some of the proposals will create active learning environments. These technology-enhanced instructional spaces enable students to work both individually and in groups, fully engaging in a variety of learning strategies in one setting. Active learning promotes the understanding and the retention of information as well as the development of problem solving and critical thinking skills. The benefits of active learning environments are leading to a greater demand for these instructional

spaces.

Based upon the foregoing, 2015-17 Classroom Renovation/Instructional Technology Improvements proposals will be funded for the following institutions as shown below:

Institution	Classroom/IT and All Agency-Programmatic Remodeling and Renovation GFSB	Cash	Total
Green Bay	\$ 1,936,000		\$ 1,936,000
Oshkosh	404,000		404,000
Whitewater	1,094,000		1,094,000
Stout	695,000		695,000
River Falls	1,114,000	\$ 500,000	1,614,000
Milwaukee	824,000		824,000
Stevens Point	389,000		389,000
Extension	132,000	423,000	555,000
Madison	412,000	410,000	822,000
Platteville		373,000	373,000
TOTAL	\$7,000,000	\$1,706,000	\$8,706,000

PROJECT JUSTIFICATION:

This project continues the Classroom Renovation/Instructional Technology Improvements Program, which began in the 1995-97 Capital Budget to complete in-building wiring at several institutions and provide classroom renovation, technology improvements, and teleconferencing upgrades. The State Building Commission recommended continuation and enumeration of this program at \$7 million as part of the 2015-17 Capital Budget and it was subsequently enumerated at that amount.

Over the past 10 biennia, approximately \$81 million has been authorized to implement projects under the Classroom Renovation/Instructional Technology Improvements Program, including telecommunications cabling. That figure includes over \$3.3 million of gift, grant, and institutional funds that were provided to augment this essential program. This funding has provided a wide spectrum of improvements in approximately 600 instructional environments.

General assignment classrooms and instructional labs serve the needs of virtually every college and university in the UW System, especially undergraduate programs. The majority of these essential instructional spaces have not been updated since originally constructed, resulting in the need for some degree of renovation and upgrading or addition of equipment.

The purpose of the program is to provide appropriate instructional environments that utilize contemporary learning and teaching methodologies. Based on guidelines, the institutions submitted high-priority projects proposed for implementation under this program during the 2015-17 biennium. To a significant degree, priority was given to those proposals that: focus on remodeling, resizing, and upgrading technology in instructional spaces that are heavily scheduled for undergraduate instruction; involve space that has not been updated during the past 15 to 20 years; and support classroom demand analyses results.

PREVIOUS ACTION:

August 23, 2012

Resolution 10101

Recommended that the UW System Classroom Renovation/ Instructional Technology Improvements project be submitted to the Department of Administration and the State Building Commission as part of the UW System 2015-17 Capital Budget at a cost of \$7,000,000 million General Fund Supported Borrowing. The project was subsequently enumerated as described.

Authority to Construct All Agency
Maintenance and Repair Projects,
UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$7,692,200 (\$906,900 General Fund Supported Borrowing; \$2,683,600 Program Revenue Supported Borrowing; \$906,400 Gifts and Grants; and \$3,195,300 Agency Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of \$7,692,200 (\$906,900 General Fund Supported Borrowing; \$2,683,600 Program Revenue Supported Borrowing; \$906,400 Gifts and Grants; and \$3,195,300 Agency Cash).

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
LAX	14C1E	Campus Fiber Optic Backbone Upgrade	\$906,900		\$1,644,300		\$2,551,200
LAX	15I2D	Synthetic Surface Soccer Field			\$1,551,000		\$1,551,000
URR SUBTOTALS			\$906,900	\$0	\$3,195,300	\$0	\$4,102,200

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	16C1Y	Engineering Centers MOVCD Lab Rmdl				\$906,400	\$906,400
PRR SUBTOTALS			\$0	\$0	\$0	\$906,400	\$906,400

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
EAU	12I2F	Multi-Building Energy Conservation, Ph. II		\$2,683,600			\$2,683,600
EC SUBTOTALS			\$0	\$2,683,600	\$0	\$0	\$2,683,600

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
JUE 2016 TOTALS	\$906,900	\$2,683,600	\$3,195,300	\$906,400	\$7,692,200

PROJECT DESCRIPTION:

Utility Repair and Renovation Requests

LAX - 14C1E - Fiber Optic Backbone Upgrade (\$2,551,200): This project upgrades the campus fiber optic backbone to meet both current and future requirements for the university's data, voice, video, building automation and fire alarm reporting systems. Each campus building will be connected to each of the two main campus hub buildings (Wing Technology Center and Murphy Library) using single-mode (SM) fiber optic cable. A connection between the two main campus hub buildings will also be provided. The campus underground signal duct bank system will be used for the majority of the new cable in addition to the recently purchased CenturyLink ductbank along Farwell Street. A new ductbank, consisting of four 4-inch concrete encased

conduits, will be constructed from Murphy Library north to an existing signal manhole to provide a physically diverse cable route and reduce overall cable lengths. The project will also remove legacy and abandoned cabling in select areas of the underground signal ductbank to provide capacity for the installation of the new and future cabling.

The project addresses the need for increased bandwidth and provides redundant connectivity from each campus building to communications and security resources in the main campus hub buildings. Needed data and communication services cannot be adequately delivered to campus buildings because of the deficient buried infrastructure. The campus long range information technology plan includes increasing the speed of the data network to serve academic, administrative, and student use. The plan includes conversion of the campus copper cable-based telephone system to voice-over-IP, conversion of the campus coaxial cable-based video system to a hybrid fiber-coax or video-over-IP system, conversion of the copper cable-based fire alarm reporting to SM fiber optic cable and conversion of the campus energy management system from a dedicated multimode (MM) fiber to a shared network using SM fiber. The lack of spare capacity in sections of the buried conduit causes significant issues in providing basic service to new facilities and enhanced service to existing buildings. The existing cabling system also includes single points of failure that could result in the isolation of one or more buildings in the event of network equipment failure or cable cuts.

The campus has installed a voice-over-IP (VoIP) phone system that currently runs over the campus fiber. This project will provide redundant fiber routes for all campus phone connections through loop topology. The campus video system consists of video distribution head-end equipment in Wing Communications Center with coaxial cable distribution serving each building. The bulk of the coaxial cable, which was installed in the early 1980s, has deteriorated and the signal levels available at the buildings are very weak. This system needs to be replaced to restore adequate signal levels.

LAX - 15I2D - Synthetic Surface Soccer Field (\$1,551,000): This project relocates the competition soccer field and associated athletic field lighting from east of Roger Harring Stadium to a location north of the stadium and east of Reuter Hall. Project work includes creation of a new NCAA compliant synthetic surface soccer field (225 feet by 345 feet) including safety zones; removal and re-installation of the exterior athletics field lighting fixtures; extension of electrical service to the new field location; augmentation of the storm water management features and underground storm sewer utilities; and all related site work preparation and restoration.

The site of the current soccer field was selected as the location for a future field house facility. The current soccer field is natural turf and does not withstand its scheduled use which prevents multiple groups from using the field. Presently, the women's intercollegiate team (practice and contests) and the men's and women's club teams (limited use) use the soccer field. Relocating the soccer field to an alternate site creates an opportunity to install an artificial surface that will be more durable and allow multiple group use throughout the spring and fall seasons as well as vacate the site planned for the future field house.

Programmatic Remodeling and Renovation

MSN – 16C1Y – Engineering Centers Metal Organic Chemical Vapor Deposition (MOCVD) Laboratory Remodeling (\$906,400): This project remodels 1,320 SF in the Engineering Centers Building to create a new high hazard (H-5) MOCVD laboratory space. The existing conference space will be divided into three new spaces consisting of a MOCVD laboratory, office laboratory space, and new connecting corridor. Project work includes modifying the area to create the new required spaces and comply with all building life safety requirements. The work also includes modifications to the building mechanical, electrical, plumbing, and fire protection systems needed to serve the MOCVD equipment.

The UW-Madison College of Engineering has hired a researcher whose work requires a specialized MOCVD laboratory which will allow experiments with chemical deposits used to build semi-conductors. His start date has been delayed while the college worked to identify a suitable space for this work. Now that the space has been confirmed, completion of this project is critical to meet the obligations of the hiring package.

Energy Conservation

EAU – 12I2F – Multi-Building Energy Conservation, Phase II (\$2,683,600): This project implements energy conservation measures based on a recently completed comprehensive investment-grade energy audit for twelve campus buildings totaling 1,236,300 GSF, including Brewer Hall, Crest Wellness Center, Hubbard Hall, Hilltop Center, Human Sciences and Services, Maintenance and Central Stores, McIntyre Library, McPhee Physical Education, Phillips Hall, Schneider Hall, Schofield Hall, and the School of Nursing. The debt service will be paid from the annual energy cost savings. Project work includes optimizing multi-building HVAC systems, upgrading lighting in the Human Sciences and Services building, and implementing a campuswide document management system. HVAC system optimization work includes installing a new energy management system with more efficient direct digital controls. The lighting upgrade replaces existing T8, incandescent, and compact fluorescent lamps with LED technology and ensures appropriate lighting levels. The document management system removes inefficient printing devices from service resulting in surplus units that will be stored and utilized as replacements when needed in the future.

The Department of Administration and the University of Wisconsin System embrace high-performance green building standards and energy conservation for state facilities and operations. 2005 Wisconsin Act 141 requires each agency to develop energy cost reduction plans. Plans must include all system and equipment upgrades that will pay for themselves in energy cost reductions over their useful life. The energy savings performance contracting program provides a process for UW System to effect energy cost reductions in existing buildings and utility systems.

This project will assist UW-Eau Claire in complying with these energy reduction goals. The implementation of the energy conservation measures (ECMs) identified in this request will result in an anticipated annual energy cost savings of \$167,182 guaranteed by McKinstry Essention, LLC yielding a simple payback of 16 years. This meets the state energy fund simple payback requirement of less than 16 years or a 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

PROJECT JUSTIFICATION:

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, as well as the UW All Agency Projects Program funding targets set by the Division of Facilities Development, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

BUDGET AND SCHEDULE:

General Fund Supported Borrowing.....	\$ 906,900
Program Revenue Supported Borrowing	2,683,600
Gifts and Grants.... ..	906,400
Agency Cash..... ..	\$ <u>3,195,300</u>

Total Requested Budget\$ 7,692,200

PREVIOUS ACTION: None.

Approval of the Design Report for the
Witte Hall Renovation Project and
Authority to Construct the Project,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the Design Report for the Witte Residence Hall Renovation project be approved and authority be granted to construct the project at a total estimated cost of \$46,997,000 (\$24,000,000 Program Revenue Supported Borrowing and \$22,997,000 Program Revenue Cash)

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: UW-Madison

REQUEST: Approval of the Design Report for the Witte Residence Hall Renovation project and authority to construct the project at a total estimated cost of \$46,997,000 (\$24,000,000 Program Revenue Supported Borrowing and \$22,997,000 Program Revenue Cash).

PROJECT DESCRIPTION:

This project is a full renovation of Witte Residence Hall. Work includes replacement of the heating, plumbing, and electrical systems, fire alarm, elevators, doors, windows, utilities, building security, emergency generators, and fire pumps and modifies the fire sprinkler system. The project also includes life safety, Americans with Disabilities Act (ADA)-compliant and other access upgrades that will facilitate the resident move-in/move-out process. The lower level and first floor residence life, classroom, and office space will be remodeled and two apartments for on-site managers will be provided.

The building's square footage will increase by 56,525 GSF to accommodate a new connector tower that will consolidate new elevators, key mechanical equipment, provide an accessible resident entry, and expand residence life space. An additional floor of residential rooms increasing the total number of beds by 118 will be added to the top of the structure to recoup lost beds from the renovation of various halls throughout the university.

The cost for this project was factored into the Master Plan Rate Schedule developed in 2004-2005. It is anticipated that annual rates for all residential students will increase three percent. The rate schedule includes adjustments for inflation, new residence hall construction, and planned maintenance and upgrades in all residence halls. Upon completion of this project, Witte Residence Hall room types will be upgraded from standard doubles to standard doubles with air conditioning.

PROJECT JUSTIFICATION:

The 230,799 GSF Witte Residence Hall was opened in 1964. The building houses approximately 1,150 primarily first year students and is composed of two towers, each with nine resident floors. Individual floors have two wings with double rooms arranged along both sides of central corridors with shared bathrooms in the center core.

The buildings have been well-maintained; however, they are dated and not up to the standards of more modern residence halls. Resident floor bathrooms were remodeled in 1999 to provide accessibility improvements and other small remodeling activities have since occurred. New functional activities were scattered into available space, resulting in some illogical locations and arrangement of spaces. Although code-compliant at the time of construction, the existing facilities fall short of current code requirements that will be addressed by updating or replacing all safety

components. Mechanical systems are original to the building, lack efficiency, and are well beyond their life expectancy. Those systems will be replaced throughout with new sustainable and energy-efficient components and control systems. Dependable elevator operation is crucial in a high-rise environment. This project will provide four new elevators in a more efficient central core location that offers four elevators for each floor, rather than only two. Witte Hall was constructed when the use of asbestos containing material (ACM) was common, therefore an important part of this project is the removal of all ACM material from the building. In summation, this project will address deferred maintenance issues, increase efficiency, address all code-compliant issues, and improve safety.

Construction of the new connection tower and floor can be undertaken during the academic year(s) when the building is occupied. New mechanical systems will be installed in the connector before existing systems are taken offline. The additional floor will offset the loss of beds that results from the construction of new code compliant bathroom facilities, mechanical chases, and increasing the percentage of University Housing house fellows (resident assistants).

A project to renovate Witte Residence Hall and the nearby Sellery Residence Hall was enumerated in 2013 Wisconsin Act 20 at \$47,000,000 (\$24,000,000 Program Revenue Supported Borrowing and \$23,000,000 Program Revenue-Cash). That enumeration included a scope of work that covered renovations to both Witte and Sellery Residence Halls. A design consultant was selected for the project in the fall of 2014 and the preliminary work with new leadership within the Division of University Housing resulted in different thinking regarding constructability, as well as an expressed need for a long-term (50-year) solution. After discussions between the design team, University Housing, Facilities Planning and Management, Capital Planning and Budget, and the Department of Facilities Development, the decision was made to use the existing enumeration and move forward with the design and construction of Witte Residence Hall at this time. The need to maintain the number of resident spaces throughout construction and beyond, the desire for a long-term solution, and the escalation of building material costs resulted in a budget that was not aligned with the amount enumerated for the project. Work in the Witte Residence Hall is estimated to be about \$47,000,000, which is the amount that was enumerated for both halls.

Renovation of Sellery Residence Hall will be deferred to a later biennium, and enumeration of funds for that project will be sought at that time.

BUDGET:

Construction	\$39,232,000
A/E Design Fee	2,795,000
DFD Mgt. Fee	1,792,000
Contingency	2,764,000
Equipment	75,000
Other Fees*	<u>339,000</u>
TOTAL	\$46,977,000

*Other Fees includes Environmental Impact Statement work and third-party commissioning.

PREVIOUS ACTION:

August 23, 2012
Resolution 10101

Authorized that the Sallery and Witte Residence Halls Renovation project be submitted to the Department of Administration and the State Building Commission for enumeration as part of the 2013-15 Capital Budget request.

Authority to Increase the Budget of the
Memorial Union Renovation Project,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Memorial Union Renovation, Phase II project by \$4,000,000 of existing Program Revenue Supported Borrowing for a revised total project cost of \$50,585,000 (\$13,000,000 Program Revenue Supported Borrowing, \$7,585,000 Program Revenue-Cash and \$30,000,000 Gift Funds).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: University of Wisconsin-Madison

REQUEST: Authority to increase the budget of the Memorial Union Renovation, Phase II project by \$4,000,000 of existing Program Revenue Supported Borrowing for a revised total project cost of \$50,585,000 (\$13,000,000 Program Revenue Supported Borrowing, \$7,585,000 Program Revenue-Cash and \$30,000,000 Gift Funds).

PROJECT DESCRIPTION:

This project is the second and final phase of a renovation to the Memorial Union to improve the building's functionality, circulation, life safety, and service functions. This phase renovates approximately 119,200 GSF of existing space in the central and east wings of the Memorial Union and constructs 26,500 GSF of new space. A majority of the work addresses the building infrastructure, including installation of a new fire protection system/alarm, along with replacement of other mechanical, electrical, and plumbing systems within the building, elevators, and other various life safety upgrades, including ADA compliance.

PROJECT JUSTIFICATION:

The Memorial Union building was constructed in 1928 and over the years has undergone a number of smaller remodeling projects and interior changes. Phase I work was completed in January 2015. The Board of Regents and State Building Commission authorized construction of this enumerated project in spring 2014. Phase II work started in summer 2015 and has encountered unforeseen conditions during construction.

The building was occupied until the start of construction, thus limiting the amount of destructive testing the A/E team could undertake to truly ascertain hidden conditions such as the state of the plumbing and mechanical systems. As a result, the project encountered additional asbestos abatement. Hidden structural conditions required numerous modifications to existing mechanical, electrical, plumbing, and fire protection systems. Unknown subsoil conditions necessitated geotechnical modifications and the condition of the existing buried underground utilities required replacement or modification. When restoration began on the historic plaster, terrazzo, and terra cotta systems, it was discovered that many of these elements could not be restored and required replacement. Furthermore, new kitchen equipment was required to accommodate a change in the building services to the equipment.

The design team, the Division of Facilities Development, and UW staff have identified the need for an additional \$4,000,000 to fund the work listed above, replace selected furnishings and install new audiovisual devices and food service equipment as well as replenish the contingency fund.

Existing program revenue supported borrowing remains from the Union South project and is available for use to support this additional cost.

PROJECT BUDGET:

Construction	\$37,056,000
Design	3,224,000
DFD Management	1,699,000
Contingency	5,403,000
Equipment	2,660,000
Other Fees	543,000
Total	\$50,585,000

PREVIOUS ACTION:

February 7, 2014
Resolution 10318

Approved the Design Report of the Memorial Union Renovation-Phase II/Alumni Park project and granted authority to increase the project budget by \$4,500,000 Gift Funds and construct the project for a revised estimated total cost of \$54,585,000 (\$38,000,000 Gift Funds, \$9,000,000 Program Revenue Supported Borrowing, and \$7,585,000 Program Revenue-Cash).

August 23, 2012
Resolution 10101

Recommended that the Memorial Union Renovation, Phase II project be submitted to the Department of Administration and the State Building Commission as part of the UW System 2013-15 Capital Budget at an estimated total project cost of \$42,085,000 (\$9,000,000 Program Revenue Supported Borrowing, \$7,585,000 Program Revenue-Cash, and \$25,500,000 Gift Funds). The project was subsequently enumerated as described.

Authority to Increase the Budget of the
Fletcher Hall Renovation and Addition
Project, UW-Oshkosh

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Oshkosh Chancellor and the President of the University of Wisconsin System, authority be granted to increase the budget of the Fletcher Hall Renovation and Addition project by \$2,912,590 (\$1,659,390 PRSB and \$1,253,200 Program Revenue Cash) to accept bids for a revised estimated total cost of \$26,412,500 (\$25,159,300 Program Revenue Supported Borrowing and \$1,253,200 Program Revenue Cash).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: UW-Oshkosh

PROJECT REQUEST: Authority to increase the budget of the Fletcher Hall Renovation and Addition project by \$2,912,590 (\$1,659,390 PRSB and \$1,253,200 Program Revenue Cash) to accept bids for a revised estimated total cost of \$26,412,500 (\$25,159,300 Program Revenue Supported Borrowing and \$1,253,200 Program Revenue Cash).

PROJECT DESCRIPTION:

This project renovates the existing 98,700 GSF Fletcher Residence Hall to provide programmatic and infrastructure upgrades. The project replaces all of the building's mechanical and electrical systems; adds an automatic fire sprinkler system and building code-compliant upgrades; replaces exterior doors and windows; and provides exterior repairs. It also constructs a 17,530 GSF addition to accommodate a new accessible building entrance with an elevator, increased bath/shower rooms on each floor, additional double-occupancy resident rooms, increased programming space, and new central stairs. The addition will provide space for 16 additional beds bringing the total bed count from 482 to 498.

PROJECT JUSTIFICATION:

Bids for this project were opened in May 2016. Acceptance of the lowest, qualified, responsible bid will result in a revised total project cost of \$26,412,500. This request will allow the Division of Facilities Development to accept the bid received to complete the originally approved scope and intent of this project.

BUDGET:

Construction	\$20,130,110
Design	1,630,670
DFD Mgt.	877,700
Contingency	1,811,590
Equipment	1,853,200
Other Fees	109,230
TOTAL	\$26,412,500

PREVIOUS ACTION:

August 23, 2012

Resolution 10101 Recommended the Fletcher Hall Renovation project at an estimated total project cost of \$17,627,000 Program Revenue Supported Borrowing, be submitted to the Department of Administration and state Building Commission as part of the UW System 2013-15 Capital Budget request. The project was subsequently enumerated at that level and source of funding.

October 10, 2014

Resolution 10417 Recommended that the Fletcher Hall Renovation project at an estimated total project cost of \$23,500,000 (\$ 5,873,000 Program Revenue Supported Borrowing [15-17] and \$17,627,000 Program Revenue Supported Borrowing [13-15]) be submitted to the Department of Administration and state Building Commission as part of the UW System 2015-17 Capital Budget request.

Authority to Sell the Knapp House
Property in Madison, Wisconsin,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to sell the Knapp House parcel located at 130 East Gilman Street, Madison, Wisconsin.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: UW-Madison

REQUEST: Authority to sell the Knapp House parcel located at 130 East Gilman Street, Madison, Wisconsin.

PROJECT DESCRIPTION:

The Board of Regents owns a parcel of land located at 130 East Gilman Street, Madison, upon which is located the Knapp House and a Lifesaving Station utilized by the University of Wisconsin-Madison. The university has declared the house underutilized and is requesting permission to sell it and retain ownership of the Lifesaving Station.

PROJECT JUSTIFICATION:

The Knapp House, previously known as the Old Executive Residence, was built in 1854 as a private dwelling, and for the next 30 years was home to several prominent Madison families. In 1885, it was sold to the state of Wisconsin for use as a permanent executive mansion, housing seventeen governors until in 1950 a newer mansion was purchased in Maple Bluff. The state sold the house to the University of Wisconsin for \$60,000, the money derived from the earnings of the Kemper K. Knapp endowment fund. The university used the house as a center for graduate students who were within one year of attaining a doctoral degree.

The house continued to be used as a residential graduate center, most recently housing nine Marie Christine Kohler Fellows. While the facility met minimum building code conditions, egress, and fire safety requirements, lead-based paint issues and the general condition of the facility led the Graduate School to request rehabilitation for its continued residential use. In 2012, the UW-Madison Physical Plant estimated that it would take nearly \$1.9 million to completely renovate the facility and make it compliant with the Americans with Disabilities Act. Due to the cost of renovation, the Graduate School vacated the facility in fall 2012 and moved the students elsewhere.

The 4,832 square foot house, located on an approximately .67 acre lot was placed on the National Register of Historic Places (NRHP) on April 11, 1973. On May 12, 1974, it was designated a landmark by the city of Madison and placed on the State Register of Historic Places in January 1989.

In 2013, UW-Madison declared the house underutilized. As part of the preparations necessary to sell the house, the parcel must be subdivided into two lots with approval from the Landmarks Commission and the city's planning and zoning commission. Documents delineating the subdivision have been developed by certified surveyors. The parcel will be divided into two lots, the front lot (Lot 1) containing Knapp House and the back lot (Lot 2) where the UW-Madison Lifesaving Station is located. Both commissions have approved the subdivision request with the final approval from Common Council expected on June 7.

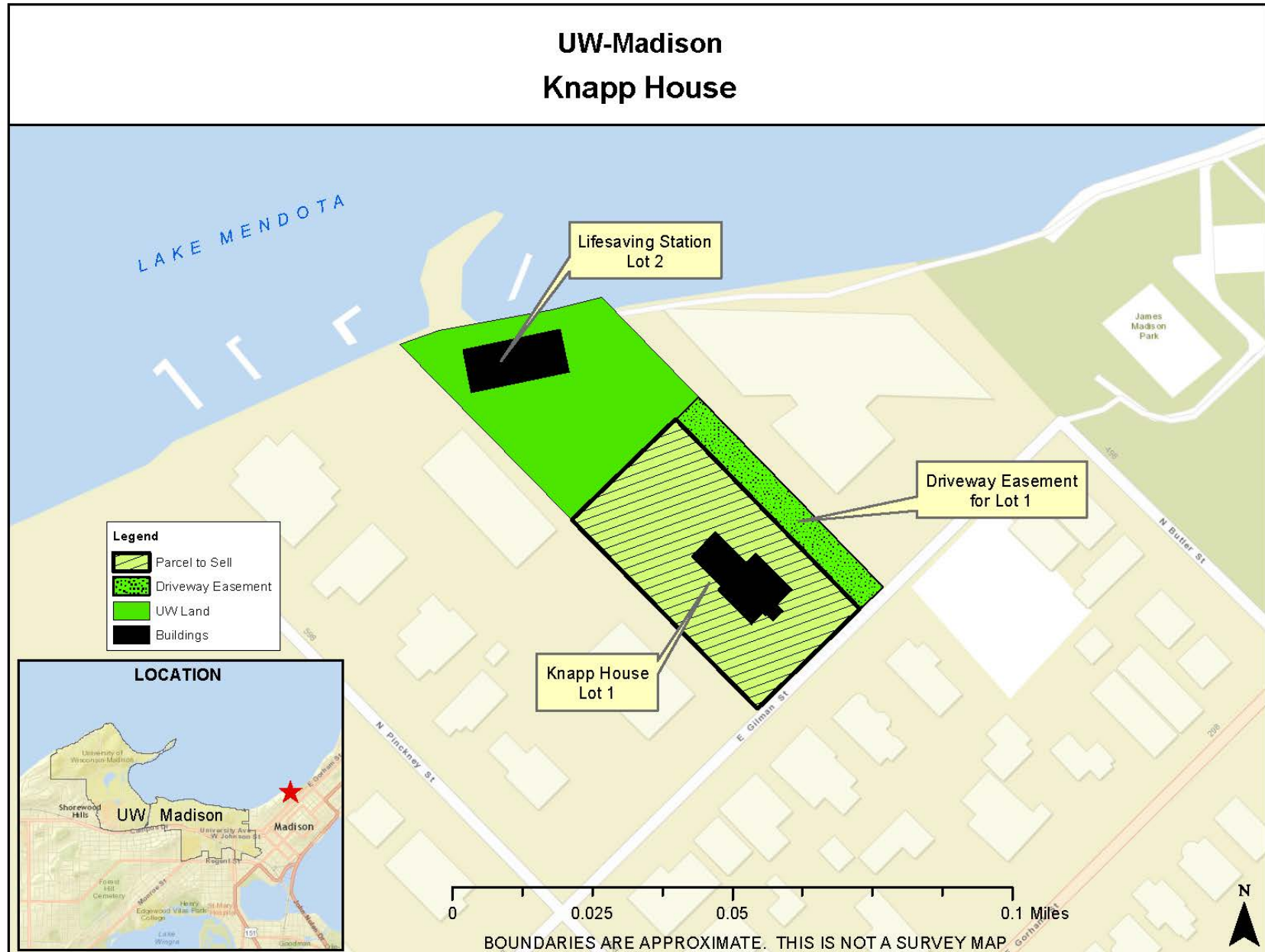
The university will continue use of Lot 2 on Lake Mendota, which is an active facility occupied by the Environmental Health and Safety Department for its Lifesaving Station. The station is a lake safety and rescue operation serving boaters and swimmers of the UW-Madison and greater Madison community. The university will also retain ownership of the eastern driveway to the UW station but will grant an easement to the Lot 1 parcel for access to the Knapp House.

Pursuant to s. 44.41 (3), Wis. Stats. - Protection of Listed Property, and s. 700.4, Wis. Stats. - Uniform Conservation Easement Act, state agencies are required to include an historic preservation conservation easement upon transfer or sale of any NRHP listed property. The conservation easement is held by the Wisconsin Historical Society which secures its right assure that the property is appropriately preserved and maintained.

BUDGET: Not Applicable.

PREVIOUS ACTION:

5/11/1957 Pre-dates numbering of resolutions	Approved the sale of the Knapp Graduate Center and directed that the proceeds of the sale be directed toward the construction of a new Knapp Graduate Center building closer to campus. (Note: the sale never went forward.)
12/17/1971 Resolution 54	Authorization to explore proposals for sale, restoration, and use of Knapp House as historical site.



Authority to Sell the Pigeon Lake Field
Station in Drummond, Wisconsin,
UW-River Falls

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to sell a 0.9 acre parcel of land located in the Town of Drummond, Bayfield County, and all buildings and infrastructure improvements on adjacent leased land.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION JUNE 2016

INSTITUTION: UW-River Falls

REQUEST: Authority to sell a 0.9 acre parcel of land located in the Town of Drummond, Bayfield County, and all buildings and infrastructure improvements on adjacent leased land.

PROJECT DESCRIPTION:

This action will allow the university to work cooperatively with the Board of Commissioners of Public Lands (BCPL) to dispose of an underutilized property and improvements known as the Pigeon Lake Field Station (PLFS). The field station is located approximately eight miles west of Drummond or about 40 miles southwest of Ashland. As part of a lease and associated sale agreement with the United States (US) Forest Service in 1959, the Board of Regents of State Colleges purchased several cabins, support buildings, and other site improvements from the US Forest Service, then leased the underlying land from the Forest Service and later from the BCPL when the ownership changed in 1989. The camp closed and has been vacant since 2014 due to low program enrollments, a lack of available programming, and escalating operating costs. Because of this, the university has declared it underutilized and wishes to dispose of the assets, and BCPL is also desirous of disposing of the property on which the field station lies. This property sale also includes an adjacent Board of Regents-owned 0.9 acre parcel of land purchased in 1966 from a private party. That parcel is surrounded by the BCPL-owned property to the north and the shoreline of Pigeon Lake to the south.

The BCPL is acting as the lead agency that will execute the sale of the property and improvements through a public sale process. The property will be offered at a minimum bid price equal to the appraised value of \$1,325,000. The proceeds will be distributed proportionally to BCPL and the Board of Regents based on each agency's appraised land values, buildings, and related improvements. Appraised values as of April 13, 2016, are as follows:

BCPL Land:	\$487,025
BOR Land:	\$4,950
<u>Improvements:</u>	<u>\$838,102</u>
Total:	\$1,330,077

PROJECT JUSTIFICATION:

The Pigeon Lake Field Station is comprised of twenty-one cabins, five academic buildings, and eleven support buildings sitting on 89.45 acres of land with 1,750 feet of shoreline. Infrastructure includes a well and water distribution system, an on-site sanitary waste disposal system, electrical service to all buildings, gravel roads, and parking. From 1959 to the early 1980s, the camp was primarily used for biological research and other instructional programs that took advantage of the

camp's rustic natural setting. Since the early 1980s, programming has been in decline and is no longer a thriving sustainable business model.

In 2014, in an effort to ward off further operating expense deficits, the camp was closed and mothballed. Efforts were made to transfer the management responsibility of the camp to another UW university during that year, however no other university was interested in running and managing the camp. In 2015, a joint decision was made by UW-River Falls, UW System Administration, and BCPL to sell the land, buildings, and improvements.

BUDGET AND SCHEDULE:

No funds are needed for this action.

May 2016: Board of Commissioners of Public Lands approved

June 2016: Board of Regents approval

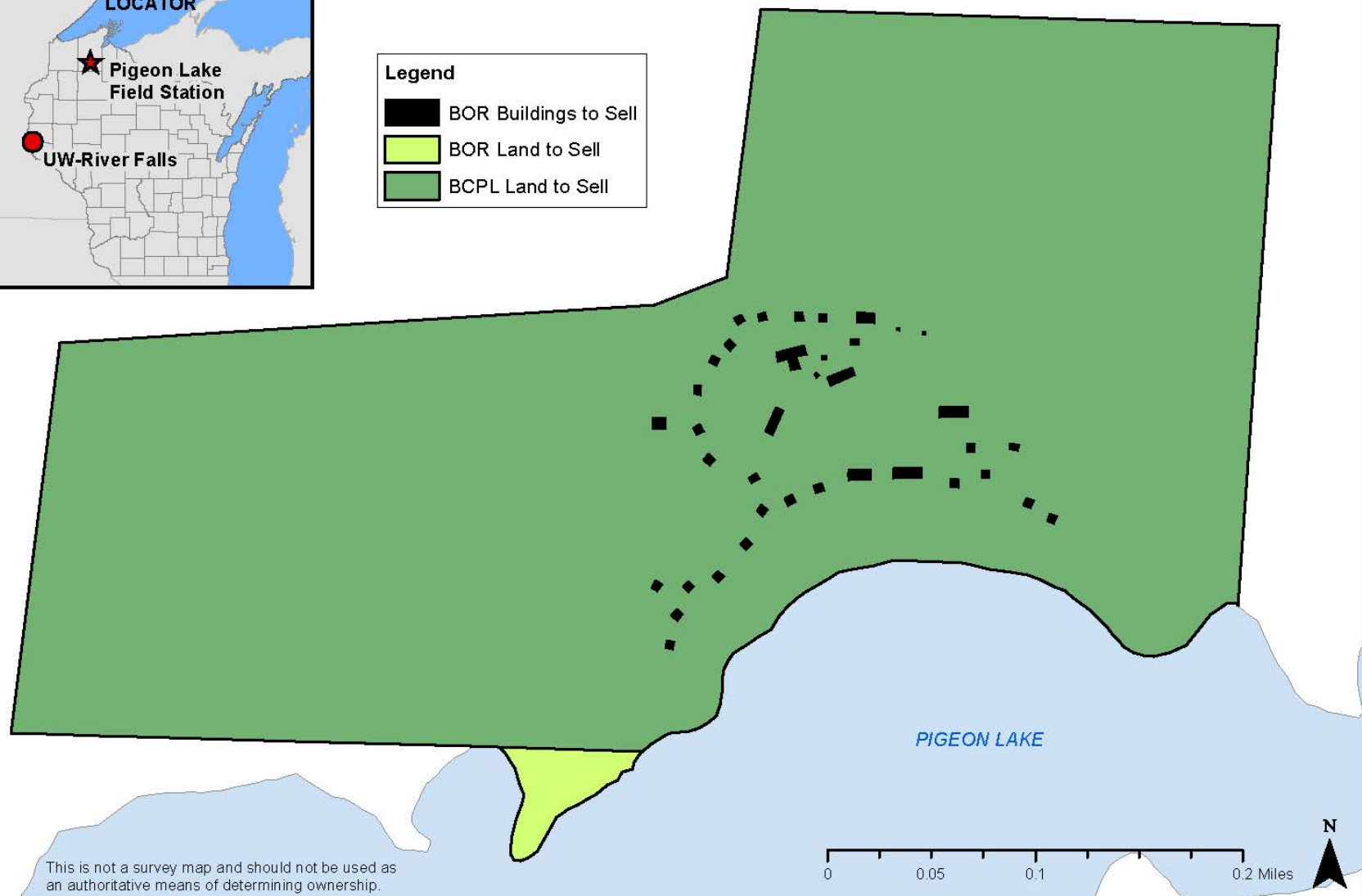
July 2016: Public sale bidding process

Sept 2016: Closing

PREVIOUS ACTION:

None.

UW-River Falls Pigeon Lake Field Station



This is not a survey map and should not be used as an authoritative means of determining ownership.

Approval of a Transfer of Property
Known as the Green Farm from WARF
Properties, LLC, UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, approval be granted to accept two parcels of land located at 3777 Schneider Drive, Stoughton, Wisconsin, from WARF Properties, LLC, pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents.

THE UNIVERSITY OF WISCONSIN SYSTEM

**REQUEST FOR
BOARD OF REGENTS ACTION
JUNE 2016**

INSTITUTION: UW-Madison

REQUEST: Approval to accept two parcels of land located at 3777 Schneider Drive, Stoughton, Wisconsin, from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents.

PROJECT DESCRIPTION:

The two parcels of land are adjacent to the UW-Madison Kegonsa Research Center (KRC) located in Stoughton, Wisconsin (see map). The total 39-acre property contains a residential unit, a large barn and silo with pasture area, and cropland.

A Phase I environmental audit of this property was completed. The land was farmed by the same family for four generations, so no environmental issues were expected.

PROJECT JUSTIFICATION:

In 2006, the Board of Regents and State Building Commission approved the transfer of title of a portion of Board of Regents-owned property at 1300 University Avenue on the UW-Madison campus to allow construction of the Wisconsin Institute for Discovery and Morgridge Institute for Research. In exchange, UW-Madison identified strategic properties to be acquired by WARF and applied the value of those parcels against the transferred value.

One of the identified properties is the Green Farm adjacent to the KRC in Stoughton. Bob Green was a fourth generation farmer who attended UW-Madison's School of Agriculture. As a cattle buyer, Bob Green purchased cattle for the university's agriculture research stations. The Green Farm is not within the campus boundary; however, its location adjacent to the KRC made it desirable for future academic, research, and support buildings, possibly for a new School of Veterinary Medicine research and instructional facilities, which are currently located on Mineral Point Road in the city of Madison.

In 2008, WARF acquired the Green Farm under the terms of the 2006 Real Estate Property Exchange agreement with WARF Properties LLC. When the property was purchased, Mr. Green was granted a life-tenancy until his recent death at the age 97. UW-Madison requests permission to accept the property and transfer ownership from WARF to the Board of Regents.

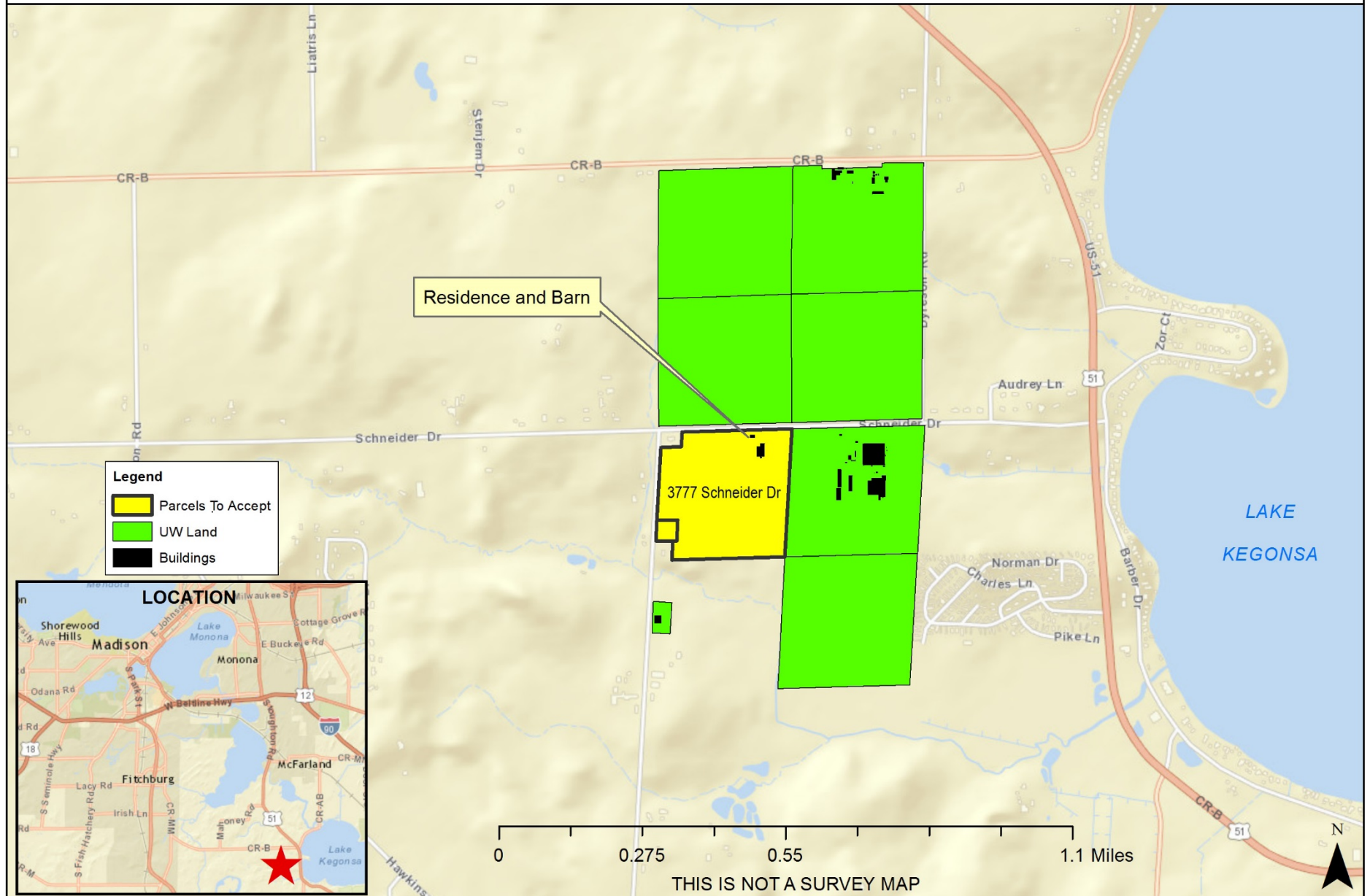
BUDGET:

Not applicable.

PREVIOUS ACTION:

- | | |
|--------------------------------------|---|
| December 10, 2010
Resolution 9850 | Granted authority to accept seven parcels of land from WARF Properties LLC pursuant to the terms of the Real Property Exchange Agreement between Wisconsin Alumni Research Foundation (WARF) and the Board of Regents. |
| March 6, 2008
Resolution 9446 | Granted authority to amend the existing land exchange agreement related to the Wisconsin Institutes for Discovery, between the Board of Regents and the Wisconsin Alumni Research Foundation (WARF) to incorporate a portion of the 1200 block of Johnson Street on the UW-Madison campus. The Board of Regents-owned property will be exchanged for properties of equal value and of strategic importance to future UW-Madison development, which will be acquired by WARF. |
| April 7, 2006
Resolution 9167 | <p>Granted authority to:</p> <p>(a) exchange a portion of Board of Regents-owned property on the UW-Madison campus for strategic properties of equivalent value located within the UW-Madison development boundary to be acquired by the Wisconsin Alumni Research Foundation (WARF); and</p> <p>(b) request a waiver of s.16.855 under the provisions of s.13.48 (19) to enter into the necessary agreements with the Wisconsin Alumni Research Foundation to develop and construct the Wisconsin Institute for Discovery (WID) and the Morgridge Institute for Research, with enumerated WID funds of \$19,000,000 General Fund Supported Borrowing (2005-07), \$31,000,000 General Fund Supported Borrowing (2007-09), and up to \$100,000,000 enumerated Gift and Grant Funds (2005-07) with the following provisions:</p> <ol style="list-style-type: none"> (1) General Fund Supported Borrowing for the public research institute will not exceed the \$50,000,000 enumerated in the 2005-07 Capital Budget; and, (2) WARF will be required to contract with a construction manager who will bid out all of the work included in the project. (3) The State of Wisconsin, the Board of Regents and WARF will develop and execute the necessary agreements including the following: <ul style="list-style-type: none"> • Master Term Sheet detailing project costs and terms including a guaranteed maximum price specifying an amount not to exceed \$50,000,000 GFSB funding for the public research institute; and • A development agreement specifying the terms and conditions of the construction of the public institute for the university by WARF. (4) The Board of Regents and WARF will develop a Land Use Agreement to permit WARF to construct the public institute on university property. |

UW-Madison Green Farm



Authority to Sell Land for the Reconstruction
of Belknap Street in Superior, Wisconsin,
UW-Superior

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Superior Chancellor and the President of the University of Wisconsin System, authority be granted to sell two small pieces of land and grant temporary limited easements to the city of Superior for the Wisconsin Department of Transportation Belknap Street (US Highway 2) project.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION June 2016

INSTITUTION: UW-Superior

REQUEST: Authority to sell two small pieces of land and grant temporary limited easements to the city of Superior for the Wisconsin Department of Transportation Belknap Street (US Highway 2) project.

PROJECT DESCRIPTION: The Wisconsin Department of Transportation (WisDOT), in coordination with the city of Superior, Wisconsin, is currently in final design for the reconstruction of Belknap Street from Banks Avenue to Hill Avenue. As part of the project parameters, WisDOT has requested that UW-Superior sell the city of Superior certain land and grant temporary limited easements along Belknap Street as shown on the attached map as Parcel 104 and Parcel 119.

PROJECT JUSTIFICATION: The Belknap Street project will benefit UW-Superior as it will alleviate roadway drainage issues that have caused significant deterioration of the pavement and contributed to the \$20 million of damage to UW-Superior from the major flood in 2012. The city of Superior requests the purchase of land to enhance pedestrian walkways and crosswalks in those locations. The temporary limited easements are necessary for ingress and egress to the project area and equipment operation. The WisDOT will restore those areas upon completion of the project. The sale of the land will not affect UW-Superior's future plans for the site and the easement areas needed for this project will not hinder the day-to-day operations of the university.

BUDGET AND SCHEDULE: Construction will begin in summer of 2017 and will conclude by the end of summer in 2018. At the conclusion of construction, the temporary easements will be ended.

Based on appraisals acquired by WisDOT on February 10, 2016, the parcels of land requested for sale, the temporary limited easements (TLE), and the associated site improvements have Fair Market Values as follows:

Parcel 104:

Land: 1,051.86 SF	at	\$5,522
TLE: 5,478.17 SF	at	\$4,115
*Site improvements:		\$38,666
Total: \$48,303 rounded to		\$48,400

Parcel 119:

Land: 375.05 SF	at	\$1,969
TLE: 16,382.43 SF	at	\$12,308
*Site Improvements:		\$3,104
Total: \$17,381 rounded to		\$17,400

*Site improvements consist of landscaping and signs

PREVIOUS ACTION:

None.

UW-Superior
Sell Land for the Reconstruction of
Belknap Street in Superior, Wisconsin

